

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	40	FOSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	FALANGA JOSEPH F-CECILE M			
Owner 2:				
Owner 3:				
Street 1:	38 FOSTER ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Crtry:	
Postal:			

NARRATIVE DESCRIPTION

This parcel contains 4,864 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2731 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.11166	Total SF/SM:	4864	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	452,737	Spl Credit	Total:	452,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

938,400

938,400

938,400



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	21942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4864.000	480,600	5,100	452,700	938,400
Total Card	0.112	480,600	5,100	452,700	938,400
Total Parcel	0.112	480,600	5,100	452,700	938,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		343.61	/Parcel: 343.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,700	5100	4,864.	452,700	938,500	938,500	Year End Roll	12/18/2019
2019	104	FV	372,200	5100	4,864.	481,000	858,300	858,300	Year End Roll	1/3/2019
2018	104	FV	372,200	5100	4,864.	350,900	728,200	728,200	Year End Roll	12/20/2017
2017	104	FV	349,700	5100	4,864.	305,600	660,400	660,400	Year End Roll	1/3/2017
2016	104	FV	349,700	5100	4,864.	260,300	615,100	615,100	Year End	1/4/2016
2015	104	FV	312,600	5100	4,864.	254,700	572,400	572,400	Year End Roll	12/11/2014
2014	104	FV	312,600	5100	4,864.	209,400	527,100	527,100	Year End Roll	12/16/2013
2013	104	FV	324,900	5100	4,864.	199,200	529,200	529,200		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	294	PATRIOT
2/24/2000	Meas/Inspect	264	PATRIOT
8/9/1993		TH	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Sign:

VERIFICATION OF VISIT NOT DATA

